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First Security Bank

IDAHO CONSTRUCTION REPORT

DR. KELLY K. MATTHEWS — ECONOMIST

VOLUME 32 NOVEMBER 1985 NUMBER 11

AUTHORIZED BUILDING PERMIT CONSTRUCTION

56 MAJOR LOCATIONS

NOVEMBER 1985

New residential construction permits issued in Idaho in November declined seasonally from the previous month to a level similar to a year ago. Conventional fixed-rate mortgages are being quoted near 11 percent, while FHA rates are 10½ percent with 1 discount point. These current rates are the lowest since 1979 and are substantially below the 13 - 13¼ range prevailing a year ago. In November, one half of the state-wide residential building permits were issued in Boise City.

TOTAL CONSTRUCTION VALUE for authorized building permit construction in 56 major Idaho locations in November was $23,120,719, or 10.1 percent below 1984. NEW RESIDENTIAL CONSTRUCTION for 254 new dwelling units totalled $9,474,301, a decrease of 1.9 percent in number and a decrease of 17.4 percent in value compared with a year ago. NONRESIDENTIAL CONSTRUCTION valued at $5,275,003 was down 30.4 percent from last year, while ALTERATIONS AND REPAIRS totalling $8,371,415 were up 25.3 percent.

CONSTRUCTION VALUES IN 56 MAJOR IDAHO LOCATIONS

			Percent Change 1985 from 1984	
	NOVEMBER	11 MONTHS	NOV	11 MOS
NUMBER OF NEW DWELLING UNITS	254	4,299	- 1.9	- 5.0
VALUE (dollars)				
Residential	$ 9,474,301	$ 189,941,315	- 17.4	- 1.5
Nonresidential	5,275,003	219,783,705	- 30.4	+ 74.8
Alterations & Repairs	8,371,415	109,098,127	+ 25.3	+ 3.5
TOTAL CONSTRUCTION VALUE	$ 23,120,719	$ 518,823,147	- 10.1	+ 22.4

IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS — NOVEMBER 1985

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	1	0	0	4,000	$4,000
Coeur d'Alene	2	19	94,306	225,145	224,452	543,903
Kootenai County Un	10	25	426,828	146,063	122,590	695,481
Craigmont	0	4	0	0	9,280	9,280
Grangeville	0	5	0	0	23,060	23,060
Lewiston	0	42	0	61,108	188,569	249,677
Nez Perce Co Un	2	5	13,500	1,800	2,500	17,800
Moscow	0	15	0	0	165,144	165,144
Latah County Un	4	8	52,576	18,600	6,950	78,126
Orofino	0	5	0	0	4,739	4,739
Osburn	0	7	0	20,250	14,844	35,094
Sandpoint	0	11	0	0	153,000	153,000
St. Maries	0	6	0	0	28,097	28,097
Benewah County Un	5	9	18,860	17,000	22,000	57,860
TOTAL NORTHERN	23	162	606,070	489,966	969,225	2,065,261
Boise City	125	833	4,779,833	2,826,369	3,568,327	11,174,529
Meridian	13	18	465,508	0	13,080	478,588
Ada County Un	15	60	443,816	332,476	760,813	1,537,105
Caldwell	5	18	179,860	238,880	78,600	497,340
Canyon County Un	18	27	727,900	27,100	21,000	776,000
Nampa	3	22	134,760	252,400	68,468	455,628
Emmett	0	18	0	0	204,628	204,628
Gooding			NO PERMITS ISSUED			0
Hailey	1	1	52,588	0	0	52,588
Ketchum	1	16	273,258	0	322,354	595,612
Sun Valley	0	5	0	0	840,000	840,000
Blaine County Un	0	3	0	12,000	8,000	20,000
Jerome	0	4	0	0	111,824	111,824
Mountain Home	0	7	0	37,440	17,080	54,520
Payette	0	5	0	0	4,900	4,900
Shoshone			NO PERMITS ISSUED			0
Twin Falls City	0	8	0	0	52,968	52,968
Twin Falls Co Un	1	6	60,000	24,000	55,000	139,000
Weiser	1	8	30,000	0	43,649	73,649
TOTAL SOUTHWESTERN	183	1,059	7,147,523	3,750,665	6,170,691	17,068,879
Blackfoot	0	9	0	342,243	31,500	373,743
Bingham County Un	4	12	143,750	24,500	38,240	206,490
Idaho Falls	6	23	401,300	15,000	54,550	470,850
Ammon	0	2	0	0	9,883	9,883
Bonneville Co Un	4	15	182,000	62,400	70,400	314,800
Rexburg	12	3	140,000	0	20,000	160,000
Rigby	0	1	0	0	500	500
Jefferson Co Un	6	14	200,300	83,195	1,250	284,745
Salmon	0	2	0	0	5,500	5,500
Lemhi County Un	0	3	0	0	21,000	21,000
St. Anthony	0	5	0	17,876	6,500	24,376
TOTAL EASTERN	32	89	1,067,350	545,214	259,323	1,871,887
American Falls	1	3	2,500	0	5,200	7,700
Power County Un	1	3	14,000	0	387,561	401,561
Burley	0	2	53,300	25,000	0	78,300
Chubbuck	2	8	95,158	0	4,400	99,558
Montpelier			NO PERMITS ISSUED			0
Pocatello	7	36	375,000	400,000	567,965	1,342,965
Bannock County Un	1	2	80,000	0	3,000	83,000
Preston			NO REPORT RECEIVED			0
Franklin County Un			NO PERMITS ISSUED			0
Rupert	0	7	0	64,158	2,300	66,458
Minidoka County Un	4	7	33,400	0	1,750	35,150
Soda Springs			NO PERMITS ISSUED			0
TOTAL SOUTHEASTERN	16	68	653,358	489,158	972,176	2,114,692
TOTAL 56 LOCATIONS	254	1,378	9,474,301	5,275,003	8,371,415	23,120,719

Compiled by First Security Bank of Idaho, N.A.

IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS ELEVEN MONTHS CUMULATIVE 1985

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	3	31	104,500	268,750	114,650	$487,900
Coeur d'Alene	130	295	5,417,002	33,409,307	3,561,693	42,388,002
Kootenai County Un	350	762	15,408,014	4,125,595	2,335,115	21,868,724
Craigmont	0	15	0	0	54,546	54,546
Grangeville	3	86	54,670	9,400	373,373	437,443
Lewiston	203	864	7,243,677	3,574,003	2,988,947	13,806,627
Nez Perce Co Un	32	87	811,500	7,679,651	752,970	9,244,121
Moscow	90	256	2,818,037	601,950	5,155,263	8,575,250
Latah County Un	29	68	689,519	35,850	217,750	943,119
Orofino	4	114	117,607	418,604	490,852	1,027,063
Osburn	0	35	0	51,966	78,061	130,027
Sandpoint	12	121	599,200	480,100	1,030,575	2,109,875
St. Maries	17	91	247,440	93,500	262,227	603,167
Benewah County Un	31	72	829,860	172,200	69,600	1,071,660
TOTAL NORTHERN	904	2,897	34,341,026	50,920,876	17,485,622	102,747,524
Boise City	1,240	8,936	50,548,901	22,450,854	44,655,370	117,655,125
Meridian	171	291	7,297,303	515,982	400,070	8,213,355
Ada County Un	420	939	21,302,231	13,312,998	6,007,145	40,682,374
Caldwell	39	195	1,461,784	1,660,176	1,404,485	4,526,445
Canyon County Un	244	431	8,771,150	3,134,810	655,710	12,561,670
Nampa	76	417	2,482,105	9,257,218	4,765,501	16,504,824
Emmett	9	301	513,901	483,498	1,230,510	2,227,909
Gooding	2	37	125,000	162,180	107,350	394,530
Hailey	9	46	611,787	159,496	728,291	1,499,574
Ketchum	24	84	3,991,968	2,674,140	973,259	7,639,367
Sun Valley	10	87	4,110,000	169,000	4,579,600	8,858,600
Blaine County Un	56	122	8,047,091	2,153,439	1,103,763	11,304,293
Jerome	2	78	36,000	67,500	632,832	736,332
Mountain Home	39	174	1,769,620	1,701,185	633,166	4,103,971
Payette	12	48	348,000	275,100	209,400	832,500
Shoshone	0	4	0	0	11,000	11,000
Twin Falls City	99	378	4,850,399	6,610,496	4,329,768	15,790,663
Twin Falls Co Un	13	43	948,000	54,000	405,700	1,407,700
Weiser	6	139	155,900	112,345	343,416	611,661
TOTAL SOUTHWESTERN	2,471	12,750	117,431,140	64,954,417	73,176,336	255,561,893
Blackfoot	6	90	332,000	1,236,043	1,746,029	3,314,072
Bingham County Un	111	194	3,380,976	1,526,009	723,272	5,630,257
Idaho Falls	266	502	13,780,027	34,895,240	3,337,016	52,012,283
Ammon	10	35	707,865	78,951	203,483	990,299
Bonneville Co Un	104	266	3,688,910	45,005,229	456,578	49,150,717
Rexburg	20	66	669,000	5,388,198	889,650	6,946,848
Rigby	5	18	201,300	0	49,650	250,950
Jefferson Co Un	105	262	2,748,478	2,421,562	629,268	5,799,308
Salmon	2	46	42,000	4,000	400,750	446,750
Lemhi County Un	15	80	435,500	54,000	286,882	776,382
St. Anthony	1	23	5,000	64,076	1,193,500	1,262,576
TOTAL EASTERN	645	1,582	25,991,056	90,673,308	9,916,078	126,580,442
American Falls	21	64	500,238	365,565	120,990	986,793
Power County Un	17	41	886,500	1,096,949	554,131	2,537,580
Burley	9	52	625,625	3,381,104	421,632	4,428,361
Chubbuck	41	83	1,566,889	418,920	103,450	2,089,259
Montpelier	0	48	0	0	142,550	142,550
Pocatello	91	718	4,848,632	2,861,281	3,879,213	11,589,126
Bannock County Un	43	77	2,103,425	161,661	370,285	2,635,371
Preston	0	0	0	0	0	0
Franklin County Un	8	13	327,000	170,000	0	497,000
Rupert	5	110	54,500	4,204,052	952,253	5,210,805
Minidoka County Un	40	97	966,934	338,819	1,868,290	3,174,043
Soda Springs	4	46	298,350	236,753	107,297	642,400
TOTAL SOUTHEASTERN	279	1,349	12,178,093	13,235,104	8,520,091	33,933,288
TOTAL 56 LOCATIONS	4,299	18,578	189,941,315	219,783,705	109,098,127	518,823,147

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IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS NOVEMBER 1984

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	1	0	0	500	$500
Coeur d'Alene	11	22	542,674	194,398	188,654	925,726
Kootenai County Un	19	50	469,191	335,418	98,436	903,045
Craigmont	0	1	0	0	500	500
Grangeville	1	11	250	88,704	72,850	161,804
Lewiston	8	62	265,612	68,070	173,721	507,403
Nez Perce County Un	5	8	53,000	39,350	0	92,350
Moscow	0	11	0	0	30,228	30,228
Latah County Un	1	7	11,000	60,000	44,000	115,000
Orofino	4	16	26,500	0	80,090	106,590
Osburn	0	2	0	6,263	500	6,763
Sandpoint	0	5	0	25,000	3,200	28,200
St. Maries	1	2	20,000	0	7,000	27,000
Benewah County Un	1	1	14,500	0	0	14,500
TOTAL NORTHERN	51	199	1,402,727	817,203	699,679	2,919,609
Boise City	45	902	2,341,800	2,986,228	2,395,812	7,723,840
Meridian	16	27	613,610	35,400	40,460	689,470
Ada County Un	41	120	1,742,801	1,434,925	373,841	3,551,567
Caldwell	3	14	80,850	69,000	54,050	203,900
Canyon County Un	16	35	600,000	56,200	162,900	819,100
Nampa	2	12	68,000	203,734	282,137	553,871
Emmett	1	33	76,927	20,600	47,712	145,239
Gooding	0	4	0	0	187,693	187,693
Hailey	0	2	0	0	830	830
Ketchum	0	7	0	0	132,803	132,803
Sun Valley	1	5	200,000	0	133,000	333,000
Blaine County Un	0	2	0	0	13,200	13,200
Jerome	1	5	77,548	0	379,825	457,373
Mountain Home	9	20	458,000	0	32,632	490,632
Payette	1	2	51,000	5,000	0	56,000
Shoshone	0	1	0	0	2,000	2,000
Twin Falls City	6	44	210,223	249,738	286,126	746,087
Twin Falls Co Un	3	8	318,000	26,000	202,000	546,000
Weiser	0	5	0	0	26,600	26,600
TOTAL SOUTHWESTERN	145	1,248	6,838,759	5,086,825	4,753,621	16,679,205
Blackfoot	0	1	0	0	25,000	25,000
Bingham County Un	10	19	233,450	14,500	88,900	336,850
Idaho Falls	11	35	627,800	303,934	191,596	1,123,330
Ammon	0	1	0	0	7,000	7,000
Bonneville Co Un	3	16	135,500	10,000	101,100	246,600
Rexburg	0	2	0	0	19,000	19,000
Rigby	0	3	0	0	17,200	17,200
Jefferson Co Un	16	45	356,065	66,543	9,840	432,448
Salmon	1	4	40,000	0	6,500	46,500
Lemhi County Un	0	2	0	0	9,000	9,000
St. Anthony	0	4	0	4,300	5,200	9,500
TOTAL EASTERN	41	132	1,392,815	399,277	480,336	2,272,428
American Falls	1	4	27,900	4,000	8,075	39,975
Power County Un	2	4	62,000	0	16,000	78,000
Burley	2	8	167,200	44,500	29,200	240,900
Chubbuck	1	1	69,476	0	0	69,476
Montpelier	0	4	0	0	5,025	5,025
Pocatello	11	77	1,197,000	1,176,000	647,831	3,020,831
Bannock County Un	1	8	52,000	34,610	20,000	106,610
Preston			NO FIGURES REPORTED IN NOVEMBER 1984			0
Franklin County Un	1	1	42,000	0	0	42,000
Rupert	1	5	44,408	0	8,400	52,808
Minidoka County Un	2	14	174,304	10,800	8,768	193,872
Soda Springs	0	2	0	500	3,000	3,500
TOTAL SOUTHEASTERN	22	128	1,836,288	1,270,410	746,299	3,852,997
TOTAL 56 LOCATIONS	259	1,707	11,470,589	7,573,715	6,679,935	25,724,239

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CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	21	0	3,000	250,861	$253,861
Coeur d'Alene	151	298	6,012,516	9,209,501	2,674,051	17,896,068
Kootenai County Un	383	813	14,727,603	5,634,932	2,045,661	22,408,196
Craigmont	1	9	55,000	450	19,300	74,750
Grangeville	1	85	4,050	480,754	612,830	1,097,634
Lewiston	92	887	3,481,637	3,056,183	3,200,041	9,737,861
Nez Perce County Un	76	177	2,048,204	1,368,533	231,550	3,648,287
Moscow	143	272	4,505,580	2,606,100	1,407,032	8,518,712
Latah County Un	30	121	1,731,915	1,623,771	308,147	3,663,833
Orofino	11	131	282,208	320,000	493,222	1,095,430
Osburn	0	41	0	90,555	233,428	323,983
Sandpoint	45	122	1,065,000	1,705,000	951,014	3,721,014
St. Maries	19	71	299,100	736,695	207,262	1,243,057
Benewah County Un	24	47	869,500	159,900	201,700	1,231,100
TOTAL NORTHERN	976	3,095	35,082,313	26,995,374	12,836,099	74,913,786
Boise City	960	10,413	43,877,325	14,042,249	39,930,624	97,850,198
Meridian	182	309	7,776,402	2,260,130	630,664	10,667,196
Ada County Un	609	1,198	24,883,501	12,459,133	5,043,076	42,385,710
Caldwell	58	172	2,074,549	2,340,773	2,861,667	7,276,989
Canyon County Un	265	478	9,477,500	3,459,780	1,694,400	14,631,680
Nampa	57	216	1,820,526	9,537,164	7,391,564	18,749,254
Emmett	16	206	1,136,163	1,103,202	928,253	3,167,618
Cooding	3	44	194,000	662,990	427,961	1,284,951
Hailey	23	87	1,483,255	1,517,686	364,579	3,365,520
Ketchum	50	90	3,214,305	1,313,343	1,000,768	5,528,416
Sun Valley	27	132	4,173,000	45,000	3,250,880	7,468,880
Blaine County Un	67	130	9,003,790	2,865,977	955,391	12,825,158
Jerome	9	83	400,236	386,874	613,465	1,400,575
Mountain Home	51	196	1,910,140	2,775,302	1,148,185	5,833,627
Payette	12	58	297,950	76,412	87,783	462,145
Shoshone	2	14	52,000	5,000	45,345	102,345
Twin Falls City	97	415	5,650,758	7,164,849	4,664,124	17,479,731
Twin Falls Co Un	11	65	2,489,000	199,000	937,200	3,625,200
Weiser	6	112	65,285	294,634	540,114	900,033
TOTAL SOUTHWESTERN	2,505	14,418	119,979,685	62,509,498	72,516,043	255,005,226
Blackfoot	8	70	258,900	463,840	335,594	1,058,334
Bingham County Un	119	246	3,676,825	3,725,592	1,915,530	9,317,947
Idaho Falls	192	493	9,393,580	12,169,560	3,555,208	25,118,348
Ammon	11	46	705,740	753,513	112,044	1,571,297
Bonneville Co Un	112	284	3,654,020	4,595,816	1,143,150	9,392,986
Rexburg	27	62	996,000	1,982,800	1,013,500	3,992,300
Rigby	10	20	128,000	76,000	76,875	280,875
Jefferson Co Un	122	287	2,776,154	1,564,498	928,965	5,269,617
Salmon	5	63	71,315	206,000	333,705	611,020
Lemhi County Un	22	89	452,405	137,600	255,226	845,231
St. Anthony	0	27	0	25,000	239,100	264,100
TOTAL EASTERN	628	1,687	22,112,939	25,700,219	9,908,897	57,722,055
American Falls	20	67	456,380	236,370	97,763	790,513
Power County Un	16	69	589,400	392,496	195,989	1,177,885
Burley	8	52	426,275	602,500	387,144	1,415,919
Chubbuck	107	79	3,368,192	508,658	411,598	4,288,448
Montpelier	1	46	34,056	448,000	81,694	563,750
Pocatello	133	687	6,365,362	5,077,464	5,084,181	16,527,007
Bannock County Un	46	105	1,715,534	1,962,489	128,764	3,806,787
Preston	2	15	100,000	0,000	83,400	373,400
Franklin County Un	11	12	478,000	120,000	0	598,000
Rupert	13	98	248,144	78,942	802,503	1,129,589
Minidoka County Un	54	141	1,614,266	861,571	1,646,878	4,122,715
Soda Springs	4	51	180,300	79,150	1,240,081	1,500,031
TOTAL SOUTHEASTERN	415	1,422	15,576,409	10,557,640	10,159,995	36,294,044
TOTAL 56 LOCATIONS	4,524	20,622	192,751,346	125,762,731	105,421,034	423,935,111

Compiled by First Security Bank of Idaho, N.A.